

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
828-4966

**Project Name:** J. Pedley/BJD Professional Center

**Case #:** 48-R-02

**Date:** April 23, 2002

**Comments:**

No Comments

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**SITE PLAN REVIEW AND COMMENT**  
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**Division:** Community Redevelopment Agency  
(Community & Economic Development)

**Member(s):** Stephen A. David  
Helen Grey  
Brenda Kelly

**Project Name:** J. Pedley/BJD Professional Center

**Case#:** 48-R-02

**Date:** April 23, 2002

**Comments:**

Given that the above referenced project is located in the Northwest Progresso-Flagler Heights/CRA District, the CRA's comments are based on maintaining overall consistency with development goals and objectives established for the Flagler Heights Urban Village.

1. To maintain consistency with the upcoming development (Jefferson at Fort Lauderdale) located on NE 3<sup>d</sup> Avenue and NE 6<sup>th</sup> Street, the proposed sidewalk width along the project perimeter should be 7' instead of the proposed 5' width.
2. Given the goal of maintaining an Urban Village type environment in the Flagler Heights area, pedestrian street furniture including benches, trash receptacles etc. should be included in project to facilitate pedestrian gathering areas. One possible location for pedestrian benches may be between proposed live oaks on 7<sup>th</sup> Street.
3. Street lighting fixtures should be provided along NE 7<sup>th</sup> Avenue and also along NE 2<sup>nd</sup> Avenue to enhance security and street aesthetics. Also overall design consistency should be maintained between street light fixtures and parking lot light fixtures.
4. Will exterior mechanical equipment including mechanical equipment on roof be properly screened?
5. What building materials are proposed for the exterior (i.e.: building base, trims, frames and canopies)? How do the proposed materials serve to enhance the architecture and the surrounding pedestrian environment? Are renderings available?
6. What are the dimensions of the on-street parking spaces? (Should be 8' X 22')
7. On-Street parking space located at NE 2<sup>nd</sup> Avenue and NE 7<sup>th</sup> Street is too close to existing intersection.
8. What is purpose of the electrical pole located mid-block along NE 7<sup>th</sup> Street?
9. Have the Site Details (Sheet SP2) been referenced with City & County Specs?
10. Has the required number of parking spaces for proposed project been maintained?
11. Use Eclipse Lighting Pole for street.
12. Suggestion – Convert Alley Reservation to Alley Easement.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** BJD Professional Center.

**Case #:** 48-R-02

**Date:** 4-23-02

**Comments:**

- 1) Fire sprinkler and standpipe systems required at permit.
- 2) Flow test required.
- 3) Civil plan required showing fire main. Hydrants, and DDC.
- 4) The stairs do not comply with NFPA 101, 2000, 7-2.2.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** J. Pedley/BJD Professional

**Case #:** 48-R-02

**Date:** April 23, 2002

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** J. Pedley/ BJD Professional Center

**Case #:** 48-R-02

**Date:** 4/23/02

**Comments:**

1. Approval from Broward County Engineering is required for planting in the Third Ave. R.O.W.
2. The minimum dimension where a Vehicular Use Area adjoins an abutting property is 2.5'. Bumper overhangs cannot encroach into this area.
3. The minimum dimension where a VUA adjoins an abutting ROW is 5'. There appears to be a slight deficiency in certain areas.
4. Clusia rosea (shown as the street tree for 3<sup>rd</sup> Ave.) is not on the list of designated street trees.
5. Indicate requirements for irrigation.
6. Provide the calculations that show that the 10' average buffer where a VUA is adjacent to the ROW is met .
7. Provide a list of the existing trees and palms on site, and their disposition (to remain, be relocated, or removed.) All Tree Preservation Ordinance requirements apply.
8. Provide a standard VUA landscape calculation list (available upon request) to verify that all requirements are met.
9. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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**Division:** Planning

**Member:** Lois Udvardy  
828-5862

**Project Name:** J. Pedley/BJD Professional Center

**Case #:** 48-R-02

**Date:** APRIL 23, 2002

**Comments:**

Site Plan Review/16,294 S.F. Professional Office Bldg./RAC-UV 647 N.E. 3 Ave.

1. This proposal is subject to a 30-day call up provision by the City Commission following preliminary final DRC approval.
2. Discuss process for vacation of alley with applicant at DRC meeting.
3. Development is subject to ULDR Sec. 47-13.20, Downtown RAC requirements. Provide a narrative indicating compliance with General Design Standards.
4. Provide 7-foot sidewalks.
5. Discuss additional right-of-way with Engineering representative.
6. This request will require a parking reduction. Separate application and fee is required. Refer to ULDR Sec. 47-20.3 for review process and criteria ((Northwest Progresso-Flagler Heights Community Development Area requires Site Plan Level II – Planning and Zoning Board review is not required for a parking reduction in this area).
7. Discuss stacking and dead end parking with Engineering.
8. Asphalt paving is not permitted in garage.
9. Discuss whether a traffic impact study is required with Engineering representative.
10. Provide references from the Northwest-Progresso Flagler Heights Community Redevelopment Plan or letters of support from the CRA which support this proposal.
11. Provide a copy of the current plat and any amendments.
12. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Detective Nate Jackson  
Office-954-828-6422  
Pager -954-877-7875

Project Name: J. Pedley/BJD Professional Center

Case #: 48-R-02

Date: April 23, 2002

**Comments:**

Will perimeter (parking lot) be secured by a fence?

What form of security will be utilized in the lobbies on all levels?

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** J. Pedley/BJD Professional Center

**Case #:** 48-R-02

**Date:** 4/23/02

**Comments:**

1. The proposed development site requires an alley vacation in accordance with section 47-24.6. A site plan level III review required.
2. Development is subject to the requirements of section 47-13.20. Provide a narrative outlining compliance with the General Design Standards.
3. Discuss requirements for a seven (7) foot sidewalk in the RAC district.
4. Discuss stacking distance requirements from the property line to the first parking space with the applicant and Engineering representative. Provide stacking dimension on site plan.
5. Discuss requirements for additional right-of-way on N.E. 7 Street with the Engineering representative.
6. Provide setback dimensions to the entrance canopy and center line of an abutting street, shall be no closer than thirty (30) feet to the center line in accordance with section 47-19.2.C.
7. Parking reduction study shall be provided in accordance section 47-20.3.
8. Indicate all sight triangles on site plan in accordance with section 47-20.5.C.5.
9. Provide the building height from grade as defined in section 47-2.
10. Photometric lighting plan shall comply with section 47-20.14.
11. Roof mounted equipment shall be screened from view in accordance with section 47-19.2.Z.
12. Additional comment may be forthcoming at DRC meeting.